

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7 TO LEASE NO. GS-06P-40013
ADDRESS OF PREMISES 600 FOURTH STREET SIOUX CITY, IA 51101-1750	PDN Number: N/A

THIS AMENDMENT is made and entered into between **4th Street Centre, LLC**

whose address is: 230 S. Phillips Ave., Suite 202
Sioux Falls, SD 57104-6321

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

The purpose of this Lease Amendment No. 7 is to add renewal options to the Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease consisting of 21, 763 RSF / 18,978 ANSI/BOMA Office Area is amended as follows:

1. Renewal Rights :

This Lease may be renewed at the option of the Government for an additional term of twelve (12) months, at the current rental rate that is outlined in the following rent table, provided that fourteen (14) days' written notice is given to the Lessor.

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR: 5 USC 552(b)(6)

FOR THE GOVERNMENT: 5 USC 552(b)(6)

Signature:
Name:
Title:
Entity Name:
Date:

[Redacted Signature Block for Lessor]

Signature:
Name:
Title:
GSA, Public
Date:

[Redacted Signature Block for Government]

WITNESSED FOR THE LESSOR BY: 5 USC 552(b)(6)

Signature:
Name:
Title:
Date:

[Redacted Witness Signature Block for Lessor]

Option Dates (if exercised)	Optional Terms - Annualized			
	Shell	Cost of Services (Base*)	Total Annual Rent	Total Monthly Rent
2-16-16 thru 2-15-17	5 USC 552(b)(4)		\$269,068.22	\$22,422.35

*Reflects Cost of Services Base as may have been escalated.

2. Regarding Termination rights during the first Renewal Option: The Government may terminate this Lease in whole or part at anytime by giving 30 days' notice in writing to the Lessor and no rental shall accrue after the effective date of the termination. Said notice shall be computed commencing with the day after the date of mailing.

INITIALS:

DT

LESSOR

&


GOVT